

**NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS
NEW JERSEY GREEN HOMES OFFICE
SUSTAINABLE DEVELOPMENT/ AFFORDABLE HOUSING PILOT PROGRAM**

Project Name and Location: **West Side Village, Newark, NJ**



Project Description: Reconstruction of a vacant commercial building at 113 North 13th Street to create 63 apartments. Demolition of a commercial structure at 354 Park Avenue to build 66 new units. In all there are 129 apartments affordable to very low-income households: 2 efficiencies, 22 one-bedroom, 84 two-bedroom and 21 three-bedroom units.

The project will have a substantial impact on this mixed-use neighborhood, which currently has a number of vacant and underutilized sites. It complements the 125-unit rental complex two blocks away that the developer recently converted from an abandoned former bakery building.

Developer:

RPM Development Group, Montclair, NJ

Design Consultant:

Building Science Corporation, Westford, MA

Architect:

John C. Inglese Architecture and Engineering,
Rutherford, NJ

High Performance / Green Features:

All units are New Jersey Energy Star Certified. West Side Village will use 45 percent less energy for heating, cooling and water heating than a home meeting the standards of the 1993 Model Energy Code of the Council of American Building Officials.

1. High efficiency furnaces (94%) reduce heating costs.
2. All ducts are located within conditioned spaces. All sheet metal ductwork.
3. Ultra high efficiency (93%) central water heating.
4. High efficiency air conditioners (SEER 12)
5. Heating/ cooling equipment is properly sized for efficiency.
6. High levels of insulation to reduce energy costs.
7. Wood frame with cellulose insulation for new construction and to insulate the inside of masonry walls in the rehab building.
8. Innovative and effective sprayed foam plus cellulose roof insulation in rehab
9. High efficiency (overall R-3.5) fiberglass windows for reduced heat loss in winter
10. Low solar heat gain glass reduces summer air conditioning costs.

11. Compartmentalization strategy reduces air leakage – by isolating apartments from each other and isolating the elevator shaft from the halls.
12. Vented rain screen construction increases exterior finish durability and eliminates water leakage into the building.
13. Advanced ventilation system for each apartment assures good indoor air quality.
14. Innovative hallway ventilation system.
15. All lighting and appliances are Energy Star.
16. Materials at the job site were recycled.
17. Low maintenance planting requires minimal watering.
18. Hardwood and tile flooring in place of carpet and vinyl.
19. Convenient collection points for recycling by tenants.
20. Education plan for residents regarding care and maintenance of their units, how to operate the ventilation systems efficiently, recycling and energy-saving techniques.



West Side Village, New Construction



**Wood Flooring, High Performance
Fiberglass Windows, Energy Star
Lighting**

**West Side Village ,
Rehabilitated Facory Building
Newark, New Jersey**



**West Side Village
Received the 2000
Governor's Award for
Housing Excellence**